4.7 HAZARDS AND HAZARDOUS MATERIALS

4.7.1 METHODOLOGY

The discussion of hazardous materials[1] in this section is derived from the City of Arcadia Natural Hazard Mitigation Plan, adopted in December 2004 (Arcadia 2004). Information on hazardous material users and generators in the City was derived from a record search that was conducted as part of the General Plan Update, and which identified hazardous material sites, users and generators in the City of Arcadia, as listed in various federal, State, and local databases.

4.7.2 RELEVANT PROGRAMS AND REGULATIONS

Federal

Toxic Substances Control Act

The Toxic Substance Control Act (TSCA) of 1976 (15 *United States Code* [USC] 2601) gives the U.S. Environmental Protection Agency (USEPA) the ability to track the 75,000 industrial chemicals currently produced or imported into the United States. The USEPA repeatedly screens these chemicals and requires reporting or testing of those that may pose an environmental or human health hazard. The USEPA also has the ability to ban the manufacture and import of chemicals that pose an unreasonable risk. The USEPA tracks thousands of new chemicals that are developed each year with either unknown or dangerous characteristics. They then control these chemicals, as necessary, to protect human health and the environment.

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA) was authorized by Congress on October 21, 1976. This law creates the framework for the proper management of hazardous and nonhazardous solid waste. RCRA amended the Solid Waste Disposal Act of 1965 and has the following goals:

- To protect human health and the environment from the potential hazards of waste disposal;
- To conserve energy and natural resources;
- To reduce the amount of waste generated; and
- To ensure that wastes are managed in an environmentally sound manner.

To achieve these goals, the RCRA established the following programs:

- The Solid Waste Program encourages States to develop comprehensive plans to manage nonhazardous industrial solid waste and municipal solid waste; sets criteria for municipal solid waste landfills and other solid waste disposal facilities; and prohibits the open dumping of solid waste.
- The Hazardous Waste Program establishes a system for controlling hazardous waste from the time it is generated until its ultimate disposal, in effect from “cradle to grave”.

[1] A hazardous material, as defined in the Section 25501 of the *California Health and Safety Code,* is “any material that, due to quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to public health and safety or to the environment, if released into the workplace or the environment”.

- The Underground Storage Tank Program regulates underground storage tanks containing hazardous substances and petroleum products.

In November 1984, RCRA was amended with the passing of the Federal Hazardous and Solid Waste Amendments (HSWA), which included:

- Phasing out land disposal of hazardous waste;
- Increased enforcement authority for the USEPA;
- More stringent hazardous waste management standards; and
- A comprehensive underground storage tank program.

RCRA has been amended on two other occasions since the HSWA:

- The Federal Facility Compliance Act of 1992 strengthened enforcement of RCRA at Federal facilities, and
- The Land Disposal Program Flexibility Act of 1996 provided regulatory flexibility for land disposal of certain wastes.

Comprehensive Environmental Response, Compensation and Liability Act

The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries and provided broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health and the environment. Taxes go into a trust fund for cleaning up abandoned or uncontrolled hazardous waste sites.

CERCLA also established prohibitions and requirements concerning closed and abandoned hazardous waste sites; provided for liability of persons responsible for releases of hazardous waste at these sites; and provided cleanup when no responsible party could be identified. It authorizes two kinds of response actions:

- ***Short-term removals,*** where actions may be taken to address releases or threatened releases requiring prompt response and
- ***Long-term remedial response actions,*** which permanently and significantly reduce the dangers associated with releases or threats of releases of hazardous substances that are serious, but not immediately life threatening. These actions can be conducted only at sites listed on the USEPA's National Priorities List (NPL).

CERCLA also enabled the revision of the National Contingency Plan (NCP), which provided the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, or contaminants.

Superfund Amendments and Reauthorization Act

The Superfund Amendments and Reauthorization Act (SARA) amended CERCLA on October 17, 1986. SARA made several important changes to the Superfund program:

- It stressed the importance of permanent remedies and innovative treatment technologies in cleaning up hazardous waste sites;
- It required Superfund actions to consider the standards and requirements found in other State and federal environmental laws and regulations;
- It provided new enforcement authorities and settlement tools;
- It increased State involvement in every phase of the Superfund program;
- It increased the focus on human health problems posed by hazardous waste sites;
- It encouraged greater citizen participation in making decisions on how sites should be cleaned up; and
- It increased the size of the Superfund trust fund.

SARA also required the USEPA to revise the Hazard Ranking System (HRS) to ensure that it accurately assessed the relative degree of risk to human health and the environment posed by uncontrolled hazardous waste sites that may be placed on the NPL.

Emergency Planning and Community Right-To-Know Act

The Emergency Planning and Community Right-to-Know Act (EPCRA) was enacted by Congress on October 17, 1986. This Act began as a grassroots right-to-know movement at the State and local levels. Labor unions and citizen activists initially worked together for a common goal: greater protection of the public from chemical emergencies and dangers through public disclosure by business and industry of the chemicals they store, use, and release.

This law requires businesses to report on emissions of certain toxic chemicals, and that information is placed into the Toxics Release Inventory, a publicly accessible database. The law also requires certain businesses to report releases of extremely hazardous chemicals to State and local authorities, and to disclose the quantities and types of toxic chemicals stored on site.

Hazardous Materials Transportation Act

The main purpose of the Hazardous Materials Transportation Act is to provide adequate protection against risks to life and property inherent in the transport of hazardous materials by improving the regulatory and enforcement authority of the Secretary of Transportation.

FAA Part 77 Guidelines

The El Monte Airport is located 0.75 to 1.5 miles to the west and south of the City of Arcadia's southern boundaries. Part 77 of the Federal Aviation Regulations (Title 14 of the *Code of Federal Regulations* [CFR]) addresses objects affecting navigable airspace. This regulation requires that the Federal Aviation Administration (FAA) be notified of any project that may encroach upon established navigable airspace. Once notified, the FAA is responsible for the review of site and building plans to determine the effects of proposed construction on air navigation. Measures are then identified to ensure the continued safety of air navigation.

The FAA must be notified for any construction or alteration of a temporary or permanent structure, equipment, highway, railroad, roadway, or natural growth that exceeds established height limitations. As defined by the FAA, any feature must be considered as a potential airspace hazard and be subject to analysis if it meets one or more of the following criteria:

1. A feature is more than 200 feet in height;
2. A feature extends into an imaginary surface extending outward and upward at a slope of 100 to 1 for a horizontal distance of 20,000 feet from the nearest point of the nearest runway that is 3,200 feet or longer; or
3. A feature that extends into an imaginary surface extending outward and upward at a slope of 50 to 1 for a horizontal distance of 10,000 feet from the nearest point of the nearest runway that is less than 3,200 feet long.

State

California Hazardous Waste Control Act

The California Hazardous Waste Control Act (HWCA), as found in the *California Health and Safety Code* (Section 25100, et seq.), authorizes the California State Department of Toxic Substances Control (DTSC) and local Certified Unified Program Agencies (CUPA) to regulate facilities that generate or treat hazardous waste. The HWCA authorizes CUPAs to perform the following actions:

- Conduct inspections of any factory, plant, construction site, waste disposal site, transfer station, establishment, or any other place or environment where hazardous wastes are stored, handled, processed, disposed of, or being treated to recover resources;
- Maintain records of compliance with the HWCA;
- Require hazardous waste generators as provided herein, to pay inspection and administration fees to cover the costs of administering the provisions in this Act. Fees may include but shall not be limited to the costs of inspection, document development and processing, record keeping, enforcement activities, and informational materials development and distribution;
- Issue authorization for on-site treatment of hazardous waste to persons eligible to operate pursuant to permit-by-rule, conditional authorization or conditional exemption; and
- Enforce against violations of the HWCA.

Carpenter-Presley-Tanner Hazardous Waste Substances Account Act

In 1981, the Carpenter-Presley-Tanner Hazardous Waste Substances Account Act created the Hazardous Substances Account and established a fee schedule on the land disposal of hazardous wastes to cover the costs of remedial activities and associated administrative costs, hazardous substance response equipment, health effects studies, and the expenses of the Hazardous Waste Cleanup Arbitration panel.

Certified Unified Program Agency

In 1993, Senate Bill 1082 created the CUPA to foster effective partnerships between local, State, and federal agencies. The program consolidated the administrative, permitting,

inspection, and enforcement activities of the following environmental and emergency management programs:

- Hazardous Materials Release Response Plans and Inventories (Business Plans);
- California Accidental Release Prevention Program;
- Underground Storage Program;
- Aboveground Petroleum Storage Act Program;
- Hazardous Waste Generator and Onsite Hazardous Waste Treatment Programs; and
- California Uniform Fire Code: Hazardous Material Management Plans and Hazardous Material Inventory Statements.

CUPA is implemented at the local level by government agencies certified by the Secretary of the California Environmental Protection Agency (CalEPA). The CUPA for the City of Arcadia is the Los Angeles County Fire Department, as discussed below.

California Accidental Release Prevention Program

The California Accidental Release Prevention Program (CalARP) is a merging of the Federal Accidental Release Prevention Program and State programs for the prevention of accidental release of regulated toxic and flammable substances. It replaced the California Risk Management and Prevention Program and was created to eliminate the need for two separate and distinct risk management programs.

Stationary sources exceeding a threshold quantity of regulated substances are evaluated under this program to determine the potential for and impacts of accidental releases from the source. Depending on the potential hazards, the owner or occupant of a stationary source may be required to develop and submit a risk management plan.

Lead Abatement

Because of its toxic properties, lead is regulated as a hazardous material. Inorganic lead is also regulated as a toxic air contaminant. In California, lead abatement must be performed and monitored by contractors with appropriate certifications from the California Department of Health Services. In addition, the California Division of Occupational Safety and Health (better known as the California Occupational Safety and Health Administration [CalOSHA]) has adopted regulations to protect worker safety during potential exposure to lead under Title 8 of the *California Code of Regulations* (Section 1532.1 Lead). All demolition that could result in the release of lead must be conducted according to these standards, which were developed to protect the general population and construction workers from respiratory and other hazards associated with lead exposure.

Asbestos Abatement

Asbestos is a known human carcinogen and the (USEPA and CalEPA have identified asbestos as a hazardous air pollutant pursuant to Section 12 of the Federal Clean Air Act. Further, the California Air Resources Board (CARB) has identified asbestos as a Toxic Air Contaminant (TAC) pursuant to the *California Health and Safety Code* (Section 39650 et seq.). Asbestos is also regulated as a potential worker safety hazard under the authority of the CalOSHA. These rules and regulations prohibit emissions of asbestos from asbestos-related demolition or construction activities; require medical examinations and monitoring of employees engaged in

activities that could disturb asbestos; specify precautions and safe work practices that must be followed to minimize the potential for release of asbestos fibers; and require notice to federal and local government agencies prior to beginning renovation or demolition that could disturb asbestos.

In California, asbestos abatement must be performed and monitored by contractors with appropriate certifications from the California Department of Health Services (DHS). In addition, CalOSHA has regulations to protect worker safety during potential exposure to asbestos under Title 8 of the *California Code of Regulations* (Section 1529 Asbestos). All demolition that could result in the release of asbestos must be conducted according to CalOSHA standards. These standards were developed to protect the general population and construction workers from respiratory and other hazards associated with exposure to these materials.

Fire Hazard Zone Mapping

Public Resources Code Sections 4201–4204 and *California Government Code* Sections 51175 –51189 direct the California Department of Forestry and Fire Protection (CAL FIRE) to map areas of significant fire hazards. The maps identify Fire Hazard Severity Zones (Very High, High, and Moderate) where CAL Fire defines the application of various mitigation strategies to reduce risk associated with wildland fires. The CDF created Fire Hazard Severity Zones using a computer model that factors in the fire history, existing and potential fuel (natural vegetation), flame length, blowing embers, terrain, and typical weather for an area. The severity of the hazard is based on the likelihood that an area will burn over a 30- to 50-year period without fuel-reduction efforts. Given the results of the modeling, the State identifies an area as a "moderate", "high", or "very high" fire hazard severity zone. In Arcadia, the Angeles National Forest, located north of the City of Arcadia, and the foothills, within the northern portion of the City, are identified as being within a Very High Fire Hazard Severity Zone, as identified in Exhibit 4.7-1, Very High Fire Hazard Severity Zones.

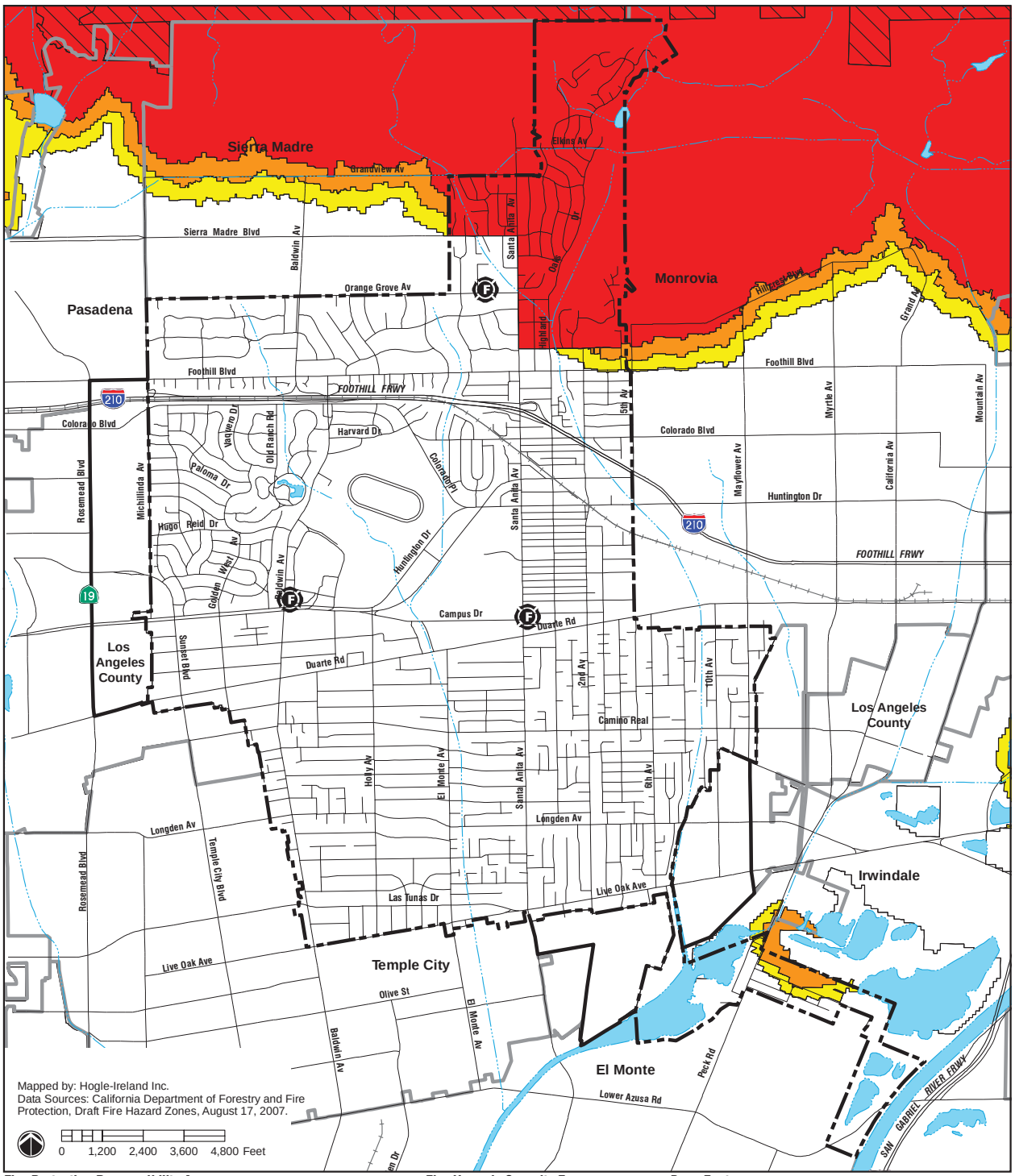
Wildland-Urban Interface Fire Area Building Standards

Title 24, Part 2 of *California Code of Regulations* (CCR), also known as the 2007 California Building Code (CBC), addresses building standards for new structures constructed in or near a designated fire hazard severity zone. New buildings located in any fire hazard severity zone must comply with all sections of the current CBC. Specifically, minimum standards are established for materials and to provide a reasonable level of protection from wildfire exposure for buildings in Wildland-Urban Interface Fire Areas. Ignition-resistant materials and design are required to reduce the risk from flame or burning embers projected by a vegetation fire.

California Fire Plan

The State Board of Forestry (Board) and the CDF regulate wildland fire protection in California through the California Fire Plan, which has an overall goal to reduce the total costs and losses resulting from wildfire (CFSC 2010). The California Fire Plan has five strategic objectives:

- To create wildfire protection zones that reduce the risks to citizens and firefighters.
- To assess all wildlands, not just the State responsibility areas. Analyses must include all wildland fire service providers—federal, State, local government, and private. The analysis must identify high risk and high value areas; it must develop information on and determine who is responsible, who is responding, and who is paying for wildland fire emergencies.



Fire Protection Responsibility Areas

- Federal and State Responsibility Areas (FRA & SRA)
- Local Responsibility Areas (LRA)

Fire Hazards Severity Zones

- Moderate
- High
- Very High

Base Features

- Fire Stations
- City Boundary
- Sphere of Influence
- Water Feature
- City Road

Map Use Constraints:

CAL FIRE is remapping Fire Hazard Severity Zones (FHSZ) for State Responsibility Areas (SRA) & Very High Fire Hazard Severity Zones (VHFHSZ) recommendations in Local Responsibility Areas (LRA) to provide updated map zones, based on new data, science, & technology.

This dataset DOES NOT define final adopted zones in SRA or LRA and has no legal standing in FRA - users are cautioned to obtain the adopted zone data when it becomes available for actual decisions related to zones.

Source: Hogle-Ireland, Inc. 2010

Very High Fire Hazard Severity Zones

Exhibit 4.7-1

Arcadia General Plan Update

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- To identify and analyze key policy issues and develop recommendations for changes in public policy. Analysis will include alternatives to reduce the total costs and losses by increasing fire protection system effectiveness.
- To have a strong fiscal policy focus and monitor the wildland fire protection system in fiscal terms. This will include all public and private expenditures and economic losses.
- To translate the analyses into public policies. (CFSC 2010)

The California Fire Plan is organized into five main components to achieve these objectives.

1. ***Wildfire Protection Zones.*** The California Fire Plan establishes wildfire safety zones that are intended to reduce citizen and firefighter risks associated with wildfires.

2. ***Initial Attack Success.*** The California Fire Plan contains a metric for measuring the CDF's ability to protect lands and resources against damage from wildfires.

3. ***Assets Protected.*** According to the California Fire Plan, assets include citizens and firefighter safety, watersheds and water, timber, wildlife and habitat, unique areas (scenic, cultural, and historic), recreation, rangelands, structures, and air quality. The Fire Plan identifies the degree of risk each asset would incur and the necessary level of protection required for each identified asset.

4. ***Prefire Management.*** The California Fire Plan identifies potential management methods to reduce the risk of wildland fire damage. Some of these management techniques include incendiary fuel reduction, ignition management, improved level of service, and forest health maintenance.

5. ***Fiscal Framework.*** The California Fire Plan provides a methodology for monitoring annual and long-term changes in California's wildland fire protection systems in order to identify future funding needs.

Underground Utility Lines

The *California Code of Regulations* (Title 8, Section 1541, General Requirements) requires excavators (employers) to identify subsurface installations prior to opening an excavation and to ensure that the underground lines are marked. They must receive a positive response from all known owners/operators of subsurface installations and lines; they also must meet with owners/operators of high priority (e.g., high pressure pipelines, natural gas/petroleum pipelines, electrical lines greater than 60,000 volts) subsurface installations that are located within 10 feet of the proposed excavation, before opening the excavation. Only qualified persons (persons meeting training and competency requirements) can perform subsurface installation locating activities. All exposed employees must be trained in excavator notification/excavation activities. Excavators must immediately notify the subsurface installation owner/operator of any damage discovered during or caused by excavating activities.

Sections 4216 to 4216.9 of the *California Government Code* require every operator of a subsurface installation, except the Department of Transportation, to become a member of, participate in, and share in the costs of, a regional notification center. Any person planning to conduct an excavation must contact the appropriate regional notification center at least 2 working days but not more than 14 calendar days, prior to commencing the excavation, if the excavation will be conducted in an area that is known, or reasonably should be known, to contain subsurface installations other than the underground facilities owned or operated by the

excavator. The responsibilities of the excavator and regional notification center are in place to prevent undue hazards from accidental damage to underground utility lines; these are outlined in the regulations.

California State Aeronautics Act

The California State Aeronautics Act (*California Public Utilities Code* Section 21670 et seq.) requires the establishment of Airport Land Use Commissions (ALUCs) to promote land use compatibility around airports by the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards around public airports. The statutes give ALUCs two principal powers: (1) to prepare and adopt an airport land use compatibility plan and (2) to review plans, regulations, and other actions of local agencies and airport operators for consistency with that plan. This Act does not give power to ALUCs over existing land uses and airport operations. In Los Angeles County, the County Regional Planning Commission serves as the ALUC and is assigned "the responsibility for coordinating the airport planning of public agencies within the County".

Regional

Asbestos Removal

The South Coast Air Quality Management District's (SCAQMD's) Rule 1403 provides guidelines for the proper removal and disposal of asbestos-containing materials. In accordance with Rule 1403, structures that may contain asbestos are required to be subject to an asbestos survey by a Certified Asbestos Consultant (certified by CalOSHA) to identify building materials that contain asbestos. Under this rule, removal of asbestos must include prior SCAQMD notification; compliance with removal procedures and time schedules; asbestos-handling and clean-up procedures; and storage, disposal, and landfilling requirements.

Toxic and Hazardous Air Pollutant Emissions

SCAQMD Rules X and XIV contain regulations for toxic and hazardous air pollutant emissions. Rule X adopts the National Emission Standards for Hazardous Air Pollutants (NESHAPS) as part of the SCAQMD rules, as they relate to the emissions of benzene, beryllium, mercury, vinyl chloride, asbestos, and inorganic arsenic from any stationary source. Rule XIV specifies the limits for maximum individual cancer risk (MICR), cancer burden, and non-cancer acute and chronic hazard index (HI) from new, modified or relocated stationary sources that emit toxic air contaminants. The rule provides regulations for various toxic air contaminants, including asbestos, hexavalent chromium, dioxin, ethylene oxide and chlorofluorocarbon, halon, lead, and other toxics. It also specifies the MICR, chronic HI, and acute HI that need to be met before a permit to construct/operate is approved for new stationary sources located within 1,000 feet of an existing school or a school under construction.

Local Certified Unified Program Agency

In 1997, the Health Hazardous Materials Division (HHMD) of the County of Los Angeles Fire Department became a CUPA and is responsible for implementing various hazardous material management programs within the County, except in the cities of El Segundo, Glendale, Long Beach, Los Angeles, Santa Fe Springs, Santa Monica, and Vernon. These CUPA programs include those listed below.

Hazardous Waste Generator Program

Generators of hazardous wastes (i.e., waste oil, waste coolant, waste parts cleaner, waste photo developer, waste printing inks, waste dry cleaning solvent, waste paint and spray booth filters) are required to submit a Hazardous Waste Generator Form to the HHMD to determine the necessary permit for the facility. The HHMD inspects, enforces, and permits hazardous material handlers and hazardous waste generating businesses to assure compliance with federal, State, and local laws and regulations.

Hazardous Materials Release Response Plans and Inventory Program

Hazardous waste generators are required to provide the HHMD with a hazardous materials inventory and contingency plan if the business handles or stores hazardous materials equal to or above the following quantities:

- 55 gallons for liquids,
- 500 pounds for solids,
- 200 cubic feet for gases,
- Quantities of radioactive materials for which an emergency plan is required under federal regulations, and
- Regulated Substances (RS) must be reported if the listed Threshold Quantity (TQ) is exceeded.

All hazardous material handlers are required to develop and implement an employee training program. The Countywide listing of hazardous waste handlers includes approximately 110 handlers in the City of Arcadia. These include gas stations, industrial uses, medical facilities/hospitals, automotive repair shops, dry cleaners, supermarkets, Arcadia High School, and the Los Angeles County Arboretum.

California Accidental Release Prevention Program (CalARP)

This program requires businesses to minimize the possibility of an accidental release by implementing engineering and administrative controls. Owners or operators are also required to develop and implement an accident prevention program. Subsequently, the owner or operator may be required to develop and submit a risk management plan (RMP) to the HHMD for review and compliance with applicable state and federal requirements.

Aboveground Storage Tank (AST) and Underground Storage Tank (UST) Programs

Operators of ASTs containing over 1,320 gallons of petroleum products must prepare and annually submit a Spill Prevention Control and Countermeasure (SPCC) Plan and a Business Plan to the HHMD. The owner or operator has to conduct periodic inspections of the facility and to determine if their SPCC is being implemented and immediately report the release of 42 gallons or more of petroleum. The County Fire Department HHMD inspects the facilities for compliance with SPCC plans and federal, State, and local laws and regulations.

Permits and fees are required for the operation, installation, modification, and removal of a UST. Modifications include changes to the primary and/or secondary containment, piping, under dispenser containment, fill and/or piping sumps, overfill protection, and system monitors.

Removal of piping and/or dispensers also requires a closure report. Unauthorized releases that increase the hazard of a fire or deterioration to the tank system must be reported to the HHMD.

Los Angeles County Hazardous Waste Management Plan

The County's Hazardous Waste Management Plan describes and defines existing and future hazardous waste generation, needed off-site disposal facilities, and a recommended action program. The Plan includes data on current hazardous waste generation in the County; available hazardous waste treatment facilities; the feasibility of recycling or reducing hazardous waste generation; the need for additional hazardous waste treatment facilities; criteria for selecting sites; and a schedule for implementation. Specific sites for hazardous waste management facilities are not identified.

The City of Arcadia has adopted the Los Angeles County Hazardous Waste Management Plan, which requires businesses that handle, store, or generate hazardous materials to obtain hazardous material handler permits and prepare risk management plans based on the amount of hazardous materials on site.

Countywide Household Hazardous Waste (HHW) Program

The County Department of Public Works' Hazardous Waste Management Division organizes regular household hazardous waste "round-ups" for residents to discard refuse items such as paints, oils, or pesticides that require special handling. Household hazardous waste roundups are held nearly every week, typically on Saturdays, at various locations throughout the County. The County also provides information on the locations of motor oil recycling centers.

In 2007, 60 household hazardous waste (HHW) and electronic waste (E-Waste) collection events were held, where 66,925 residents disposed of 3,511 tons of HHW and E-Waste, including 25,853 units of cathode ray tubes (CRTs). In addition, 34,391 gallons of used oil, 1,768 gallons of used oil filters, and 35,830 gallons of used motor oil were collected at 9 recycling centers (LADPW 2008).

Los Angeles County Airport Land Use Plan

In December 1991, the Los Angeles County Regional Planning Commission (which serves as the ALUC) adopted land use compatibility plans for all 15 public-use and joint-use airports located in Los Angeles County, including the El Monte Airport. It also adopted the Los Angeles County Airport Land Use Commission Review Procedures in December 2004 to articulate the steps needed to obtain clearance from the Los Angeles Regional Planning Commission. Adoption or amendment of general plans, specific plans, master plans, zoning ordinances or building regulations, development projects, redevelopment, capital improvements, land acquisition, and other major land use actions within the designated airport influence area (land generally within 2 miles of the airport boundaries) are evaluated for exposure to aircraft noise; land use safety; protection of airport airspace from hazards to flight; and concerns related to annoyance and aircraft overflights.

Local

Natural Hazard Mitigation Plan

The City's Natural Hazard Mitigation Plan was developed to protect life and property; increase public awareness; balance natural resource management with hazard mitigation; ensure

adequate emergency services; and strengthen communication and coordination in hazard management activities. The Plan includes a list of mitigation activities that call for inventories of at-risk buildings and infrastructure and their prioritized mitigation; emergency preparedness programs; review of ordinances that protect natural systems for enhancement; and strategies for risk reduction.

City ACTION Program

The City's ACTION program (Arcadians Caring Together Improves Our Neighborhoods) is a cooperative program between the Arcadia Fire Department, other City departments, and the community and has three main goals: (1) to educate Arcadians on emergency preparedness and what to do after a major disaster; (2) to help with crime prevention; and (3) to help with fire prevention. Through the ACTION program, the City has delivered free presentations and educational materials to educate residents and businesses on general emergency preparedness for brush fires, storms, power outages, earthquakes, terrorism, crime prevention, fire safety and prevention, and first aid. It also offers an emergency resource guide.

Emergency Management Plan

Arcadia has adopted an Emergency Management Plan that addresses Arcadia's response to extraordinary emergency situations associated with natural disasters, technological incidents, and threats to national security. The Plan provides operational concepts related to the various emergency situations; identifies components of the City of Arcadia Emergency Management Organization; and describes the overall responsibilities of the organization for protecting life and property and for assuring the overall well being of the population. The Plan also identifies the sources of outside support, which might be provided (through mutual aid and specific statutory authorities) by other jurisdictions, State and federal agencies, and the private sector.

Wildland-Urban Interface Fire Area

CAL FIRE's map of Fire Hazard Severity Zones in and near the City of Arcadia has been officially adopted by the City into its Municipal Code as its Wildland-Urban Interface Area (Article 3, Chapter 1, Part 3 of the City's Municipal Code). The City has targeted these areas to implement stringent wildland fire mitigation strategies. New construction within this zone is required to maintain "defensible space" (areas clear of possible fire fuels, such as dried vegetation, and additionally provide emergency access) and to comply with special building code requirements for high-fire hazard areas, including such measures as ignition-resistant construction materials for roofs, eaves, vents, exterior walls, exterior windows, doors, and decks.

4.7.3 EXISTING CONDITIONS

Hazardous Materials

Hazardous materials that may be commonly encountered in a typical urban environment generally include petroleum products (including oil and gasoline), automotive fluids (antifreeze, hydraulic fluid), paint, cleaners (dry cleaning solvents, cleaning fluids), and pesticides from current or historical agricultural uses (if in significant concentrations). By-products generated as a result of activities using hazardous materials (such as dry cleaning solvents, oil, and gasoline) are considered hazardous waste. Contamination, when present, often takes the form of a hazardous material or waste spill, which can penetrate soils and also potentially reach groundwater, resulting in the pollution of shallow groundwater and/or a local water supply.

Commercial and industrial uses, including those that have underground storage tanks (USTs) and/or use hazardous materials in their operations, are common sources of soils and/or groundwater contamination in urban areas.

Hazardous Material Sites

As previously discussed, federal, State, and local agencies maintain databases of hazardous material users and generators. Those facilities identified within Arcadia are as shown in Exhibit 4.7-2, Hazardous Material Users. These hazardous material users and generators are concentrated in the City's industrial districts along the railroad line between Santa Anita Avenue and Second Avenue; at the southern edge of the City near the San Gabriel River; and in commercial districts along Duarte Road, Baldwin Avenue, Foothill Boulevard, and Live Oak Avenue (Hogle-Ireland 2009). These uses include those listed below.

- ***Leaking Underground Storage Tanks (LUSTs)*** have been recognized since the early 1980s as the primary cause of groundwater contamination by gasoline compounds and solvents. In California, the State Water Resources Control Board has established regulations governing prevention of leaks from USTs, including requirements for installation, tank construction, tank testing, leak detection, spill containment and overfill protection. There are eight LUST cleanup sites in the City.

- ***Large Quantity Generators (LQG)*** include industrial and manufacturing facilities that produce over 1,000 kilograms of hazardous waste per month. As of 2006, there were five large quantity generators in Arcadia, generally located in the southeastern corner of the City along the San Gabriel River.

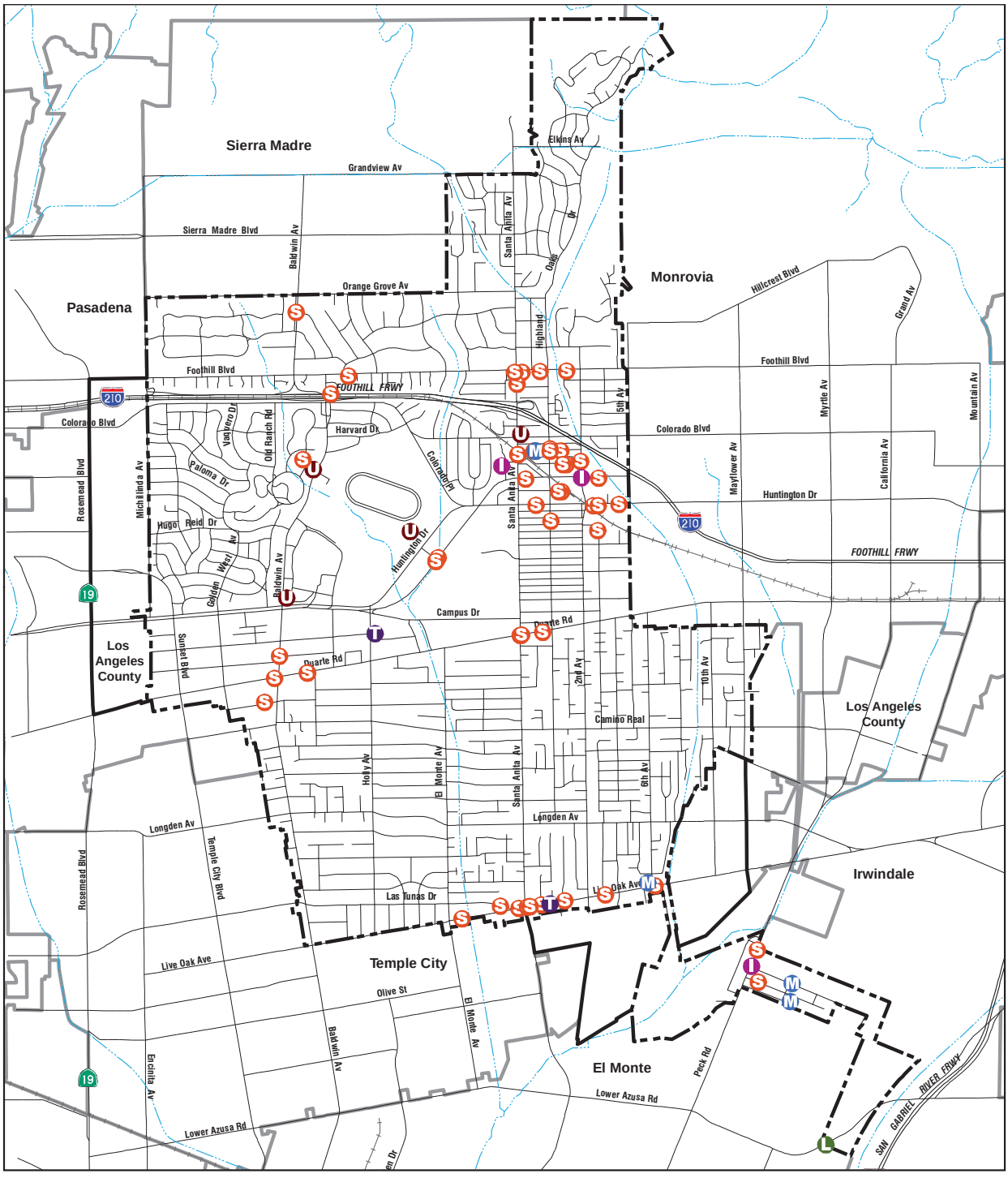
- ***Small Quantity Generators (SQG)*** include facilities that produce between 100 and 1,000 kilograms of hazardous waste per month. As of 2006, there were approximately 63 small quantity generators of hazardous materials in Arcadia. These include dry cleaners, auto repair shops, hospitals, and metal plating shops and other businesses located in industrial and commercial districts.

- ***Hazardous Waste Transporters*** are individuals or entities that move hazardous waste from one site to another by highway, rail, water, or air. There are two businesses in the City that transport hazardous waste from a generator's site to a facility that can recycle, treat, store, or dispose of the waste.

- ***Toxic Emissions*** pose hazards to adjacent land uses. The USEPA maintains and publishes a database that contains information on sites known to release toxic chemicals into the air. As of 2008, the Toxic Release Inventory (TRI) database identified five facilities in Arcadia.

In addition, commercial freight carriers transporting hazardous substances along the I-210 Freeway, major roads, and/or railways present potential hazards associated with hazardous material spills, fire, and explosion from accidents.

In addition to identified hazardous materials users and generators, a 12.75-inch, 150- pounds per square inch (psi), high-pressure gas line owned by Sempra Utilities (also known as Southern California Gas Company – SCG) is located along Duarte Road (from Holly Avenue to Mountain Avenue in Monrovia) (PHMSA 2007). This pipeline is located at least 42 inches below the ground surface and is constructed of welded steel, with a cathodic protection system (The Planning Center 2007).



Hazardous Materials Sites

- Multiple Hazards
- CERCLIS Sites
- Leaking Underground Storage Tank
- Large-Quantity Generators
- Small-Quantity Generators
- Transporter of Hazardous Materials
- Toxic Release Inventory
- City Boundary
- Sphere of Influence

0 1,200 2,400 3,600 4,800 Feet

Source: Hogle-Ireland, Inc. 2010

Hazardous Material Users

Exhibit 4.7-2

Arcadia General Plan Update

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El Monte Airport

There is no airport in the City of Arcadia. The nearest airport is the El Monte Airport, located at 4233 North Santa Anita Avenue, approximately 0.75 to 1.5 miles to the west and south of the City of Arcadia's southern boundary. The El Monte Airport is a general aviation airport with one runway, Runway 1/19, which is 3,995 feet long and 75 feet wide. This airport has 365 base aircraft and experiences over 158,000 aircraft operations (arrivals and departures) per year. It is used mainly by light, single-, and multi- engine aircraft and helicopters (American Airports Corporation 2010).

The Runway Protection Zones (RPZ) for this airport are entirely within the City of El Monte and extend from the end of the runway to Lower Azusa Road on the north and to the railroad tracks on the south (ALUC 2003). The RPZs prohibit tall buildings, uses that have the potential for explosion, that generate electric interference, distracting lights, glare, dust or smoke, that attract birds or accommodate/promote public assembly (ALUC 2004). The airport influence area for the El Monte Municipal Airport, as defined by Federal Aviation Regulations (FAR), extends into the southern section of the City of Arcadia, where FAA review is required (ALUC 2003).

Wildland Fire Hazards

The northern section of the City sits at the base of the San Gabriel Mountains and features steep slopes and brush vegetation. A wildfire occurred in the Angeles National Forest north of the City of Arcadia in December 1999. The U.S. Forest Service classified the fire as medium intensity that burned off vegetation at the surface level, leaving the root structures intact. Initial estimates stated that the natural recovery process would take between 4 to 10 years for full restoration of the vegetation and chaparral. At the City's next rainfall, debris began to flow down from the burned areas causing damage to local homes. However, the damage from debris flow was minimized by City efforts to prepare for the mudflow (Arcadia 2004).

The Station Fire burned 161,000 acres of the San Gabriel Mountains on August 26 to October 16, 2009. Approximately 154,000 acres of the burn area was part of the Angeles National Forest, with the remaining 6,700 acres consisting of private lands north of the City of La Canada Flintridge. This fire did not reach the City of Arcadia or the areas immediately north of the City (USFS 2009).

4.7.4 THRESHOLDS OF SIGNIFICANCE

The following significance criteria are derived from Appendix G of the State CEQA Guidelines. A project would result in a significant adverse impact related to hazards and hazardous materials if it would:

Threshold 4.7a: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;

Threshold 4.7b: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;

Threshold 4.7c: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;

Threshold 4.7d: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;

Threshold 4.7e: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area;

Threshold 4.7f: For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area;

Threshold 4.7g: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or

Threshold 4.7h: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

4.7.5 GENERAL PLAN GOALS, POLICIES, AND IMPLEMENTATION ACTIONS

A number of goals and policies in the Safety Element of the updated Arcadia General Plan address the protection of people and property from hazards and hazardous materials. Implementation of these goals and policies would reduce hazards to existing and future developments in the City. These include:

Goal S-4*: A continued high level of protection from risks to life, the environment, and property associated with human-caused hazards in Arcadia.*

> ***Policy S-4.1:*** *Adopt and strictly enforce the most current regulations governing hazardous waste management.*
>
> ***Policy S-4.2:*** *Minimize exposure of the environment, critical facilities, and residences to hazardous materials.*
>
> ***Policy S-4.3:*** *Ensure that all businesses and hazardous materials transportation services within the City adhere to the requirements of the City's hazardous materials plans and programs.*
>
> ***Policy S-4.4:*** *Provide a high level of public awareness of all County and City household hazardous waste programs and activities.*
>
> ***Policy S-5.9:*** *Provide the City of Arcadia with an all-risk fire service by providing and maintaining a full-range of services that are intended to instill a sense of safety and well-being throughout the community. Services will include emergency medical services; fire prevention and education; protection from hazards of fire, hazardous materials, and domestic terrorism; and urban search and rescue.*

Goal S-6: *Comprehensive and effective emergency and disaster response preparedness.*

> ***Policy S-6.1:*** *Coordinate with Los Angeles County, adjacent municipalities, the Federal Emergency Management Agency, and the California Emergency Management*

Agency in reducing the risk of loss of life, injury, and property damage in the event of an emergency.

Policy S-6.2: *Coordinate with other government agencies and organizations to leverage resources related to seismic technology and information, and emergency preparedness.*

Policy S-6.3: *Maintain an up-to-date Emergency Operations Plan and Natural Hazard Mitigation Plan on a five-year basis to secure adequate federal resources in the event of a disaster.*

Policy S-6.4: *Conduct ongoing public outreach and promote community awareness regarding evacuation routes and procedures to be followed in the event of an emergency.*

Policy S-6.5: *Integrate the goals and action items from the City's emergency response and preparedness plans into regulatory documents and City processes, where appropriate.*

Policy CI-12.4: *Continue to educate consumers about the importance of proper disposal of hazardous materials and e-waste.*

A number of implementation actions in the General Plan Update would reduce impacts related to hazards and hazardous materials. These are provided in Appendix D and include:

Implementation Action 8-6: *Hazardous Materials Management*

Implementation Action 8-7: *Environmental Site Assessments*

4.7.6 STANDARD CONDITIONS

As identified in Section 4.7.2, numerous federal, State, and local regulations relate to the protection of public health and safety. Compliance with these regulations would be required for all new development in the City. These include those standard conditions (SCs) listed below.

SC 4.7-1: All development within the City shall comply with the Hazardous Materials Transportation Act, as administered by the U.S. Department of Transportation and which governs the transport of hazardous materials, such as gasoline, contaminated soil, asbestos, or lead-containing materials. Vehicles transporting hazardous waste materials are required to comply with the regulations, as implemented by the California Department of Transportation (Caltrans).

SC 4.7-2: All development within the City shall comply with the Resource Conservation and Recovery Act (RCRA) on the generation, transportation, treatment, storage, and disposal of hazardous waste; the management of non-hazardous solid wastes and underground tanks storing petroleum and other hazardous substances would be required for hazardous material users, waste generators, and transporters. Compliance with this Act also includes corrective action by the owner or operator of the leaking underground storage tank (LUST) or clean up of LUSTs by USEPA to reduce hazards associated with ground and water contamination by tank leaks, spills or accidental release.

SC 4.7-3: All development within the City shall comply with the California Hazardous Waste Control Act, which regulates facilities that generate or treat hazardous wastes. Permits for individual facilities allow the Department of Toxic Substances Control and/or the Certified Unified Program Agency (CUPA, in this case, the Los Angeles County Fire Department) to inspect the facilities for compliance and to enforce the provision of the Act.

SC 4.7-4: All development within the City shall comply with the regulations of the Los Angeles County Fire Department, which serves as the designated CUPA and which implements the State and federal regulations related to:

- The Hazardous Waste Generator Program,
- The Hazardous Materials Release Response Plans and Inventory Program,
- The California Accidental Release Prevention Program (CalARP),
- The Aboveground Storage Tank (AST) Program, and
- The Underground Storage Tank (UST) Program.

SC 4.7-5: All development within the City shall comply with CalARP to prevent the accidental release of regulated toxic and flammable substances. CalARP requires stationary sources that utilize hazardous materials exceeding a threshold quantity to develop and submit a risk management plan that addresses the potential impacts of accidental releases of hazardous materials, along with reducing hazards through prevention, response and remediation measures.

SC 4.7-6: All development within the City shall comply with the South Coast Air Quality Management District's (SCAQMD's) Rule 1403, which provides guidelines for the proper removal and disposal of asbestos-containing materials. In accordance with Rule 1403, structures that may contain asbestos are required to be subject to an asbestos survey by a Certified Asbestos Consultant (certified by the California Occupational Safety and Health Administration [CalOSHA]) to identify building materials that contain asbestos. Removal of the asbestos should include prior notification to the SCAQMD and compliance with removal procedures and time schedules; asbestos handling and clean-up procedures; and storage, disposal, and land filling requirements under this rule.

SC 4.7-7: All demolition that could result in the release of lead shall be conducted according to the *California Code of Regulations* (Title 8, Section 1532.1) regarding the removal of lead-based paint or other materials containing lead, which must be performed and monitored by contractors with appropriate certifications from the California Department of Health Services. The CalOSHA standards are intended to protect the general population and construction workers from respiratory and other hazards associated with exposure to these materials.

SC 4.7-8: Future development pursuant to the General Plan Update and public and infrastructure projects in the City shall comply with pertinent provisions of the California Building Code (CBC), which now includes building standards for the Wildland-Urban Interface Fire Area. The standards call for the use of ignition-resistant materials and design to resist the intrusion of flame or burning embers projected by a vegetation fire to help reduce losses resulting from

repeated cycles of interface fire disasters. These standards apply to the areas within the designated Very High Fire Hazard Severity Zone at the northern end of the City. The City of Arcadia has officially adopted the regulations for Wildland-Urban Interface Area into Article 3, Chapter 1, Part 3 of the City's Municipal Code.

SC 4.7-9: All demolition or construction activities shall comply with the *California Health and Safety Code* (Section 39650 et seq.) and the *California Code of Regulations* (Title 8, Section1529), which prohibit emissions of asbestos from asbestos-related demolition or construction activities; require medical examinations and monitoring of employees engaged in activities that could disturb asbestos; specify precautions and safe work practices that must be followed to minimize the potential for release of asbestos fibers; and require notice to federal and local government agencies prior to beginning renovation or demolition that could disturb asbestos. The standards were developed to protect the general population and construction workers from respiratory and other hazards associated with exposure to these materials.

SC 4.7-10: Development in the City that is within 20,000 feet of the El Monte Airport shall comply with Part 77 of the Federal Aviation Regulations (FAR), which requires Federal Aviation Administration (FAA) notification and review of site and building plans to determine the effects of proposed construction on air navigation and to identify measures to be applied for the continued safety of air navigation, if it involves construction or alteration of a temporary or permanent structure, equipment, highway, railroad, roadway, or natural growth that is more than 200 feet in height or that extends into an imaginary surface extending outward and upward at a slope of 100 to 1 for a horizontal distance of 20,000 feet from the nearest point of the nearest runway that is 3,200 feet or longer or at a slope of 50 to 1 for a horizontal distance of 10,000 feet from the nearest point of the nearest runway that is less than 3,200 feet long.

SC 4.7-11: Development in the City of Arcadia shall comply with the California Fire Plan, as implemented by the State Board of Forestry and the California Department of Forestry and Fire Protection (CDF). Implementation of the California Fire Plan would reduce wildland fire hazards at the Angeles National Forest and the foothills in Arcadia.

SC 4.7-12: The City shall continue to implement its Natural Hazard Mitigation Plan for the protection of life and property from natural hazards. The Plan includes mitigation activities that include inventories of at-risk buildings and infrastructure and prioritized mitigation; emergency preparedness programs; review of ordinances that protect natural systems for enhancement; and strategies for risk reduction.

SC 4.7-13: All development within the City shall comply with SCAQMD Rules X and XIV, which include regulations for toxic and hazardous air pollutant emissions. Rule X adopts the National Emission Standards for Hazardous Air Pollutants (NESHAPS) and Rule XIV specifies the limits for maximum individual cancer risk (MICR), cancer burden, and non-cancer acute and chronic hazard index (HI) from new, modified, or relocated stationary sources that emit toxic air contaminants. The rule includes specific limits for MICR, chronic HI, and acute HI that need to be met before a permit to construct/operate if approved for new

stationary sources located within 1,000 feet of an existing school or a school under construction.

SC 4.7-14: Pursuant to Section 21676(b) of the *Public Utilities Code,* subsequent to receipt of the FAA determination (see SCs 4.7-10), the Los Angeles County Regional Planning Commission, acting as the Airport Land Use Commission (ALUC), shall review projects within 2 miles of the El Monte Airport for compliance with the Los Angeles County Airport Land Use Plan. Developers shall comply with the requirements of the Los Angeles County Regional Planning Commission.

SC 4.7-15: In accordance with the *California Code of Regulations* (Title 8, Section 1541), persons planning new construction, excavations, and new utility lines near or crossing existing high pressure pipelines, natural gas/petroleum pipelines, electrical lines greater than 60,000 volts, and other high priority lines are required to notify the owner/operator of the line and must identify the locations of subsurface lines prior to any ground disturbance for excavation. Coordination, approval, and monitoring by the owner/operator of the line would avoid damage to high priority lines and prevent the creation of hazards to the surrounding area.

4.7.7 ENVIRONMENTAL IMPACTS

Future development pursuant to the proposed General Plan Update would include land uses that use, store, handle, generate and/or transport hazardous materials or that would be exposed to existing hazards.

Transport, Use, and Disposal of Hazardous Materials

Threshold 4.7a: Would the proposed 2010 General Plan Update create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Future development pursuant to the General Plan Update may utilize or generate hazardous materials or wastes in quantities that would pose a significant hazard to the public. In addition, small operations, individual households, and maintenance activities are likely to utilize hazardous materials in limited quantities, such as paints, thinners, cleaning solvents, fertilizers, pesticides, motor oil, and automotive substances. These hazardous materials would be stored and used at individual sites and may create a public health and safety hazard through routine transport, use, or disposal. Construction activities associated with new development and the planned public and infrastructure projects in the City would commonly involve the use of hazardous materials for construction, such as paints, thinners, solvents, acids, curing compounds, grease, oils, and other chemicals, which could pose risks to construction workers or lead to soil and groundwater contamination, if not properly stored, used, or disposed.

Compliance with existing hazardous material regulations would prevent undue hazards. A number of existing regulations require that industrial and commercial users, generators and transporters provide operational safety and emergency response measures, so that no major threats to public health and safety are created. These include the Hazardous Material Transportation Act (SC 4.7-1), the Resource Conservation and Recovery Act (SC 4.7-2), the California Hazardous Waste Control Act (SC 4.7-3), a Certified Unified Program Agency (CUPA) (SC 4.7-4), and the California Accidental Release Prevention Program (SC 4.7-5). Also, coordination with the owners/operators of high priority underground lines (SC 4.7-15) prior to excavation would avoid damage to high-pressure pipelines, natural gas/petroleum pipelines,

and electrical lines greater than 60,000 volts. This includes coordination and approval from Sempra for work on or near the high-pressure gas line on Duarte Road.

A goal in the Safety Element (Goal S-4) calls for a continued high level of protection from risks to life, the environment, and property associated with human-caused hazards in Arcadia. Supporting policies include Policy S-4.1 for the adoption and strict enforcement of the most current regulations governing hazardous waste management; Policy S-4.2 to minimize exposure of critical facilities and residences to hazardous materials; Policy S-4.3 to ensure that all businesses and hazardous materials transportation services within the City adhere to the requirements of the City's hazardous materials plans and programs; and Policy S-4.4 to provide a high level of public awareness of all County and City household hazardous waste programs and activities. Policy S-5.9 calls for an all-risk fire service, including protection from hazards of fire and hazardous materials. Policy CI-12.4 calls for public education on the proper disposal of hazardous materials and e-waste. Implementation Action 8-6, Hazardous Materials Management, calls for compliance with existing regulations. The above-listed goals, policies, and implementation action would reduce hazards associated with hazardous materials use and disposal.

With implementation of the standard conditions, goals and policies, and implementation action identified above, impacts related to the routine transport, use and disposal of hazardous materials would be less than significant, and no mitigation is required.

Accidental Release of Hazardous Materials

Threshold 4.7b: Would the proposed 2010 General Plan Update create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Future development could involve the use of chemical agents, solvents, paints, fuel for equipment, and other hazardous materials that are associated with construction. These materials are common to typical construction activities, and compliance with existing hazardous material regulations on the storage, use and disposal of hazardous materials at construction sites would prevent hazards to the public or environment through reasonably foreseeable upset or accident conditions. Construction activities in the City would also occur on scattered sites, on a temporary basis, and at staggered schedules as individual development projects are implemented. Contractors would be required to comply with SC 4.7-1, SC 4.7-4, and other pertinent regulations. Thus, no significant impact is expected from the routine use and disposal of these materials.

Future development may include industrial and commercial uses that would utilize large quantities of hazardous materials. As discussed above, these users would be subject to various State and federal regulations on storage, use, handling, transport, or disposal of hazardous materials and hazardous wastes. Compliance with pertinent regulations would avoid the creation of a significant hazard to the public and reduce the potential for the release of hazardous materials into the environment.

There are businesses in the City that utilize hazardous materials, and development on these sites may lead to the releases of hazardous materials in existing structures (such as asbestos and lead-based paint) or into the ground. Compliance with SCAQMD Rule 1403 (SC 4.7-6), the CalOSHA regulations on asbestos abatement (SC 4.7-9), CalOSHA regulations on lead abatement (SC 4.7-7), any required soil or groundwater remediation under the

Resource Conservation and Recovery Act (SC 4.7-2), the California Hazardous Waste Control Act (SC 4.7-3), CUPA (SC 4.7-4), and the California Accidental Release Prevention Program (SC 4.7-5) would allow for the cleanup of sites prior to their redevelopment and reuse.

The goals and policies in the Safety Element, as listed above, are intended to implement the overarching principles that would directly and indirectly promote public health and safety in the City. In addition, Implementation Action 8-6, Hazardous Materials Management, calls for compliance with existing hazardous materials regulations and Implementation Action 8-7, Environmental Site Assessment, requires abatement of existing contamination prior to redevelopment.

With implementation of the standard conditions and General Plan Update goals and policies, and implementation actions identified above, impacts related to the potential for accidental release of hazardous materials would be less than significant, and no mitigation is required.

Hazardous Emissions or Hazardous Materials near Schools

Threshold 4.7c: Would the proposed 2010 General Plan Update emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

While most schools in the City are located near residential areas where hazardous materials use would be limited, non-residential development pursuant to the proposed General Plan Update may be located within 0.25 mile of an existing school. Developments that emit hazardous emissions or handle hazardous or acutely hazardous materials or substances could pose hazards to nearby school children in the event of an accidental release or spill.

However, compliance with SC 4.7-13 would regulate the location of stationary sources of toxic air contaminants near schools. Also, compliance with other hazardous material regulations would prevent undue hazards, as discussed above. These include the Hazardous Material Transportation Act (SC 4.7-1), the Resource Conservation and Recovery Act (4.7-2), the California Hazardous Waste Control Act (SC 4.7-3), Certified Unified Program Agency (CUPA) (SC 4.7-4), and the California Accidental Release Prevention Program (SC 4.7-5). Regular collections of household hazardous wastes by the City would also reduce build up of hazardous materials in residences in the City. Implementation Action 8-6, Hazardous Materials Management, calls for a buffer zone between areas where significant quantities of hazardous materials are present and sensitive receptors, such as residences, hospitals and nursing/convalescent homes, hotels and lodging, schools, and day care centers.

With implementation of the above-identified standard conditions and implementation action, impacts related to exposure of school-aged children to hazardous emissions, materials, substances, or wastes would be less than significant, and no mitigation is required.

Known Hazardous Material Sites

Threshold 4.7d: Would the proposed 2010 General Plan Update be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

There are uses in the City of Arcadia that handle hazardous materials, as listed in various databases. These uses are scattered throughout the City, but are mainly found in commercial and industrial areas. Future development pursuant to the proposed General Plan are likely to include the same land uses currently found in the City, and industrial and commercial uses may handle hazardous materials. Also, existing facilities that are currently listed in a hazardous materials database(s) may be redeveloped with alternate uses in the future. Thus, hazards associated with new uses that would handle hazardous materials and the reuse of sites that are developed with facilities utilizing hazardous materials may occur under the proposed General Plan or with planned public and infrastructure projects.

As discussed above, the General Plan Update contains a goal (Goal S-4) and supporting policies to reduce hazards from hazardous material use. Also, compliance with existing regulations (SCs 4.7-1 through 4.7-7, 4.7-9, 4.7-13, and 4.7-15) would prevent the creation of threats to public health and safety from hazardous materials use, storage, transport, and disposal. Implementation Action 8-6, Hazardous Materials Management, calls for compliance with existing regulations, and Implementation Action 8-7, Environmental Site Assessment, requires abatement of existing contamination prior to redevelopment.

With implementation of the standard conditions and implementation actions identified above, impacts related to the presence and/or potential redevelopment of known hazardous materials sites would be less than significant, and no mitigation is required.

Airport Hazards

Threshold 4.7e: For the proposed 2010 General Plan Update located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

As discussed above, the nearest airport is the El Monte Airport, and the RPZ for this airport does not extend into the City of Arcadia. However, the future development in the southern section of the City and planned public projects may extend into the navigable airspace (within two miles) of the El Monte Airport and could affect aircraft landing and take-off operations. Future development and planned public projects within this area would need to comply with FAR Part 77 regarding height limitations to prevent hazards to users, occupants, and visitors of the development and to prevent obstruction to aircraft operations (SC 4.7-10). Compliance with these regulations would allow the FAA to review development plans, to identify/prevent potential hazards to aircraft navigation, and to prevent exposure of persons or workers to aircraft hazards. In addition, the Los Angeles County Regional Planning Commission, as the ALUC, would need to review new development and planned public projects in this area for compliance with the Los Angeles County Airport Land Use Plan (SC 4.7-14). Compliance with these regulations would avoid hazards to people residing or working near the airport. Therefore, impacts related to operations of the El Monte Airport would be less than significant, and no mitigation is required.

Airstrip Hazards

Threshold 4.7f: For a proposed 2010 General Plan Update within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

There are no private airstrips in the City; thus, no hazards from airstrips would occur. Therefore, no impact would occur, and no mitigation is required.

Emergency Response

Threshold 4.7g: Would the proposed 2010 General Plan Update impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The City has a developed roadway network that provides emergency access and evacuation routes to existing development. The I-210 runs east-west through the City, and I-605 runs along its southeastern corner. These freeways provide area-wide evacuation routes, with major north-south and east-west roadways in the City connecting to the freeways and adjacent cities.

Development would be located on sites that have existing access to public roadways and would not interfere with emergency response or evacuation of adjacent sites. Future development on scattered, vacant, infill lots would also have direct roadway access and would not interfere with emergency response or evacuation of adjacent sites.

In the proposed General Plan, Goal S-6 in the Safety Element calls for comprehensive and effective emergency and disaster response preparedness. Its supporting policies include Policy S-6.1 (coordination with various agencies in the event of an emergency), Policy S-6.2 (coordination on seismic technology and information, and emergency preparedness), Policy S-6.3 (Multi-Hazard Functional Plan), Policy S-6.4 (public outreach and promote community awareness), and Policy S-6.5 (emergency response and preparedness plans into regulatory documents). Specifically, Policy S-6.4 would inform residents and businesses of evacuation routes and procedures.

The City's Emergency Plan and ACTION Program would improve emergency preparedness among residents and businesses, as well as City leaders. The City's Natural Hazard Mitigation Plan (SC 4.7-12) also outlines emergency response and evacuation procedures for earthquakes, landslides, flooding, wildfire, and wind storms.

Development at the northern end of the City may have limited access options. The City of Arcadia Fire Department and Police Department enforce the requirements of the 2007 California Fire Code and California Vehicle Code related to emergency fire access roadways and fire lanes throughout the City (Arcadia 2008). Continued implementation of State emergency access requirements will provide future development with adequate access for emergency response or evacuation.

With implementation of the above-identified standard conditions, goals, and policies, impacts related to emergency response and evacuation would be less than significant, and no mitigation is required.

Wildland Fires

Threshold 4.7h: Would the proposed 2010 General Plan Update expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Future development in the northern end of the City could be exposed to wildland fire hazards, especially those in areas designated as Very High Fire Hazard Severity Zones (see Exhibit 4.7-1). The adjacent shrub vegetation and steep slopes in the Angeles National Forest, coupled with Santa Ana winds, could result in a significant risk of loss, injury, or death in the event of a wildfire, as has occurred in the past. However, the City recognizes this risk and calls for very low density residential development (Residential Estate - up to two units per acre) in this area. Existing residences will be preserved in the northern section of the City and no increase in development capacity beyond what is currently allowed by the adopted General Plan is proposed on vacant parcels where future development may occur. Therefore, the General Plan Update would not change fire hazards in this area, nor would it increase exposure of future development to fire hazards compared to the existing General Plan.

The State Board of Forestry and the California Department of Forestry and Fire Protection (CDF) shall implement the California Fire Plan to reduce wildland fire hazards at the Angeles National Forest and the northern end of the City of Arcadia (SC 4.7-11). The City shall also implement building regulations for Very High Fire Hazard Severity Zones, as outlined in SC 4.7-8. The City's Natural Hazard Mitigation Plan (SC 4.7-12) also addresses wildfire hazards and actions needed to reduce and respond to this hazard.

With implementation of the standard conditions identified above, impacts related to wildland fires would be less than significant, and no mitigation is required.

4.7.8 CUMULATIVE IMPACTS

The cumulative impacts related to hazards and hazardous materials are analyzed within the San Gabriel Valley (Valley). Existing developments in the Valley pose risks to public health and safety, as they relate to the use, storage, handling, generation, transport, and disposal of hazardous materials. Future development in the City and in the rest of the San Gabriel Valley would increase these risks as more facilities or operations utilize hazardous materials; are located near airports; and are developed in hillside areas with very high fire hazard severity.

Existing regulations for a variety of activities and uses relate to the protection of public health and safety at all levels of government. Future development projects in the Valley would also need to be made part of emergency planning efforts for natural or manmade disasters that may occur in the area. Compliance of individual projects with pertinent regulations would preserve public health and safety and would prevent hazards to existing and future developments. Thus, future growth and development in the Valley are not expected to present significant risks to public health and safety.

Hazardous material explosions or contamination may potentially occur with future commercial and industrial developments that would handle these materials in large quantities. State, federal, regional, and County agencies are responsible for regulating hazardous materials use, storage, handling, generation, transport, and disposal throughout the Valley. Monitoring and enforcement by the Los Angeles County Fire Department, as the CUPA, would monitor compliance with existing regulations.

Future growth and development would also be subject to review and approval by the Arcadia Fire Department, other jurisdictional fire departments/agencies, and the County Fire Department for fire safety and preparedness, as well as the provision of adequate emergency access and evacuation. Compliance with pertinent requirements of the fire agencies would prevent the creation of fire hazards and would reduce wildland fire hazards. Impacts are expected to be less than significant.

Compliance with FAR Part 77 (SC 4.7-10) and review of development by the ALUC (SC 4.7-14) would also prevent obstructions to aircraft navigation and would reduce hazards to future growth and development from aircraft operations in and near the San Gabriel Valley.

Compliance by individual developments and facilities with existing health and safety regulations outlined in this section would prevent the creation of health risks and public safety hazards. Therefore, no cumulative adverse impacts are expected.

4.7.9 MITIGATION MEASURES

With implementation of the relevant goals, policies, and implementation actions in the proposed General Plan Update and compliance with existing regulations as standard conditions, no significant adverse impacts related to hazards or hazardous materials would occur. Thus, no mitigation measures are required.

4.7.10 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Routine Use, Transport or Disposal of Hazardous Materials

Less Than Significant Impact

Release of Hazardous Materials

Less Than Significant Impact

Hazardous Emissions or Hazardous Materials Near Schools

Less Than Significant Impact

Hazardous Material Sites in Government Databases

Less Than Significant Impact

Airport Hazards

Less Than Significant Impact

Private Airstrip Hazards

No Impact

Emergency Response or Evacuation

Less Than Significant Impact

Wildland Fires

Less Than Significant Impact

Cumulative Impacts

Less Than Significant Impact